

Map Key



Areas with potential to accommodate development, subject to criteria, without damaging the landscape character of the area



Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

All plans at 1:10,000 and orientated north unless stated otherwise.

LN42 LISMORE: KILLEAN

Site Description

This site is located in a National Scenic Area and within the SNH Lowland Ridges and Moss LCT. This large ROA encompasses much of the inner area of the island and extends along the two peninsulas in the south west of the island

The land throughout the site is rocky and undulating, interspersed with areas of tree planting in sheltered areas. There are areas of rough grazing land and improved pasture associated with numerous farms. The site rises to 70m AOD and there are many springs, burns and lochans throughout.

There are numerous farms and cottages sited sporadically throughout the site. At the northern end of the site, located to the north of the B8045 is the Lismore Heritage Centre. There are archeological remains throughout the ROA; remains of an enclosure to the north, Dun Mor and a cairn in the south and Dun Cuilein near Frackersaig.

Throughout the site there are panoramic views, taking in the mainland of Argyll over the Lynn of Lorn to the west and Morvern to the east. It is also important to note that much of the site itself is visible from the ferry crossing, and from the mainland.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- There are some opportunities for small scale development. These are sited in areas where landform or existing planting enables development to be discreetly anchored into the landscape below the skyline, where the change will not impact on any long views and in areas which do not require new access roads to be constructed. Care must also be taken to avoid ribbon development, and any new development should be associated with new planting. There is also opportunity in some areas to accommodate development around existing houses, where it will be perceived as being part of the same cluster and have less of an impact upon the wider landscape.

Areas not recommended for development (Red Areas)

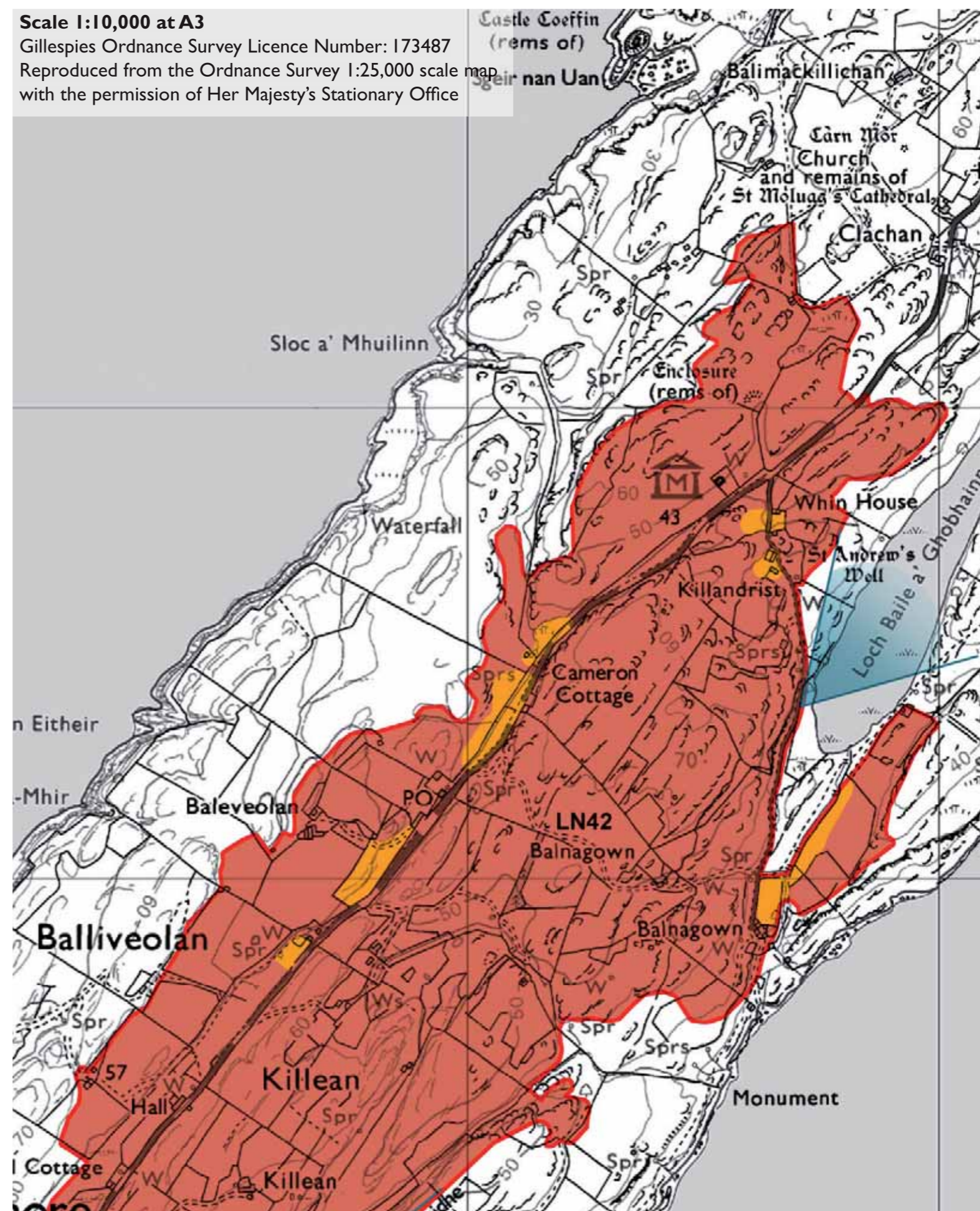
- The open, featureless terrain throughout much of the ROA does not lend itself to discreet development. In many cases development would be visible over a long distance, on Lismore and from further afield.
- There are large areas of the ROA which do not have any road access. Introducing new roads in these areas to support new development would alter the landscape character
- Development is not recommended in areas visible from the Lynn of Lorne or which are part of key views on Lismore itself.
- Steeply sloping areas which would require extensive earthworks are not recommended for development

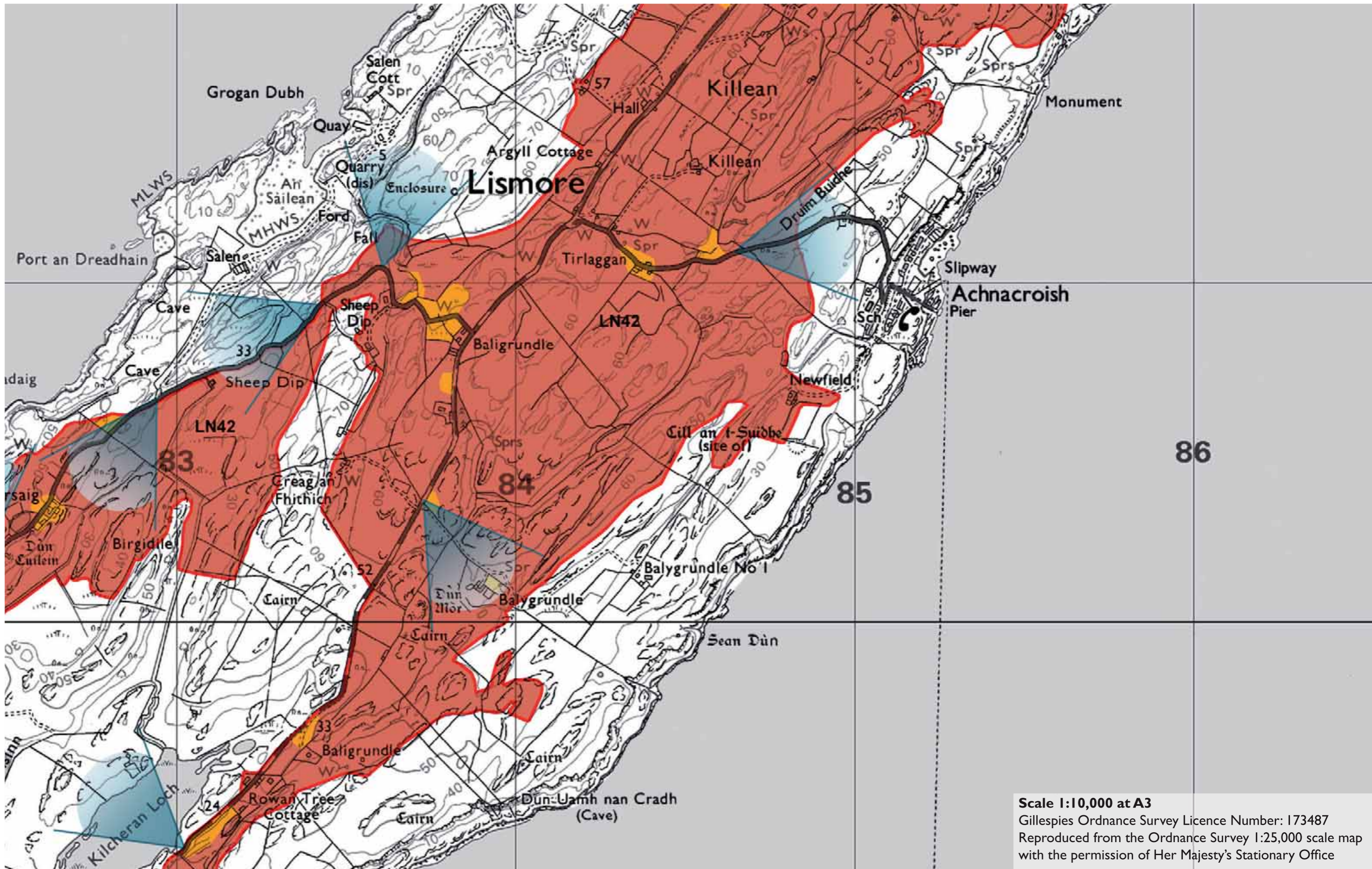
Lorn - LN42

Scale 1:10,000 at A3

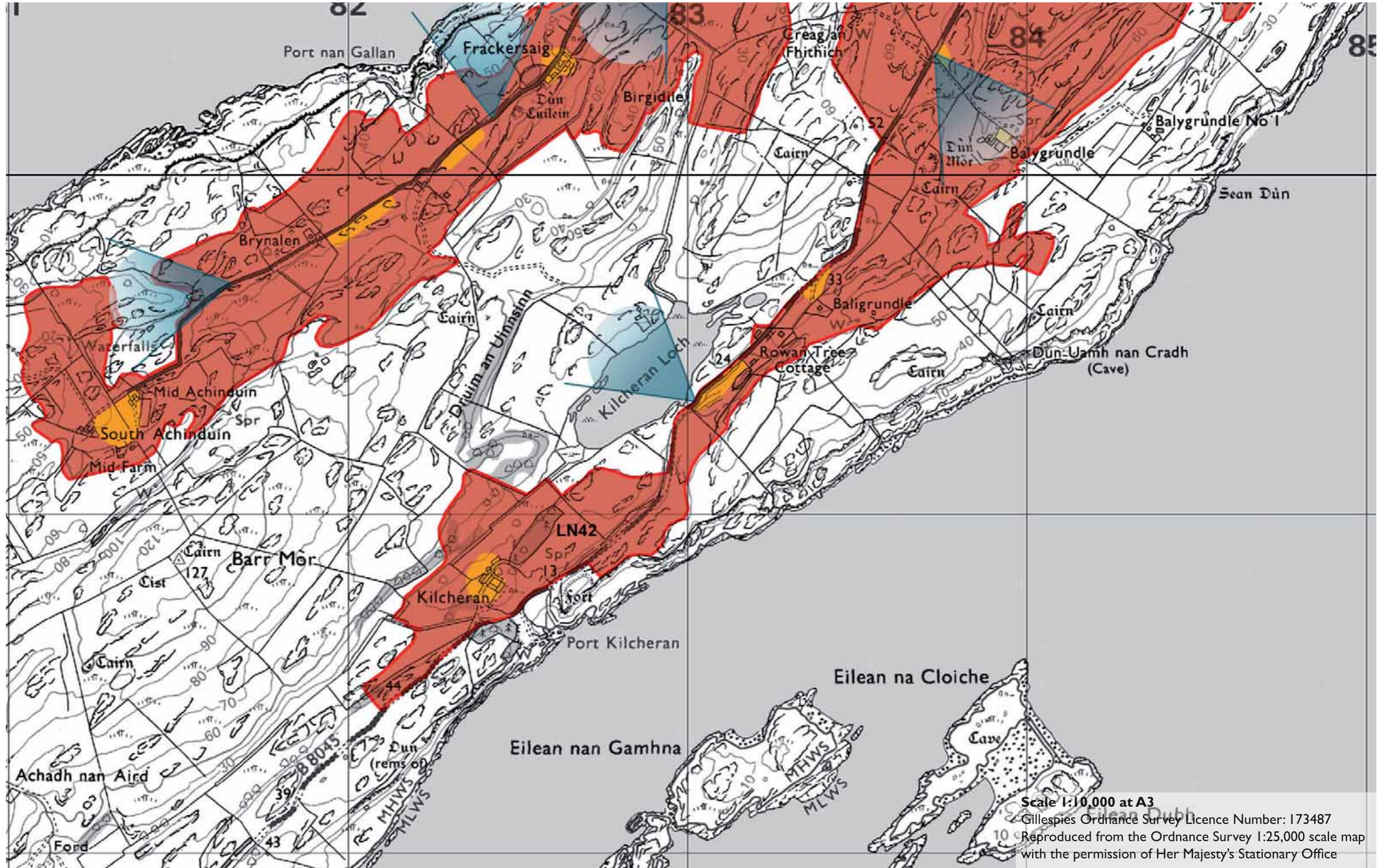
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LN42- View south from farmhouse towards Hall



LN42- View towards Achinduin



LN42- View from road south east to Ballygrundle



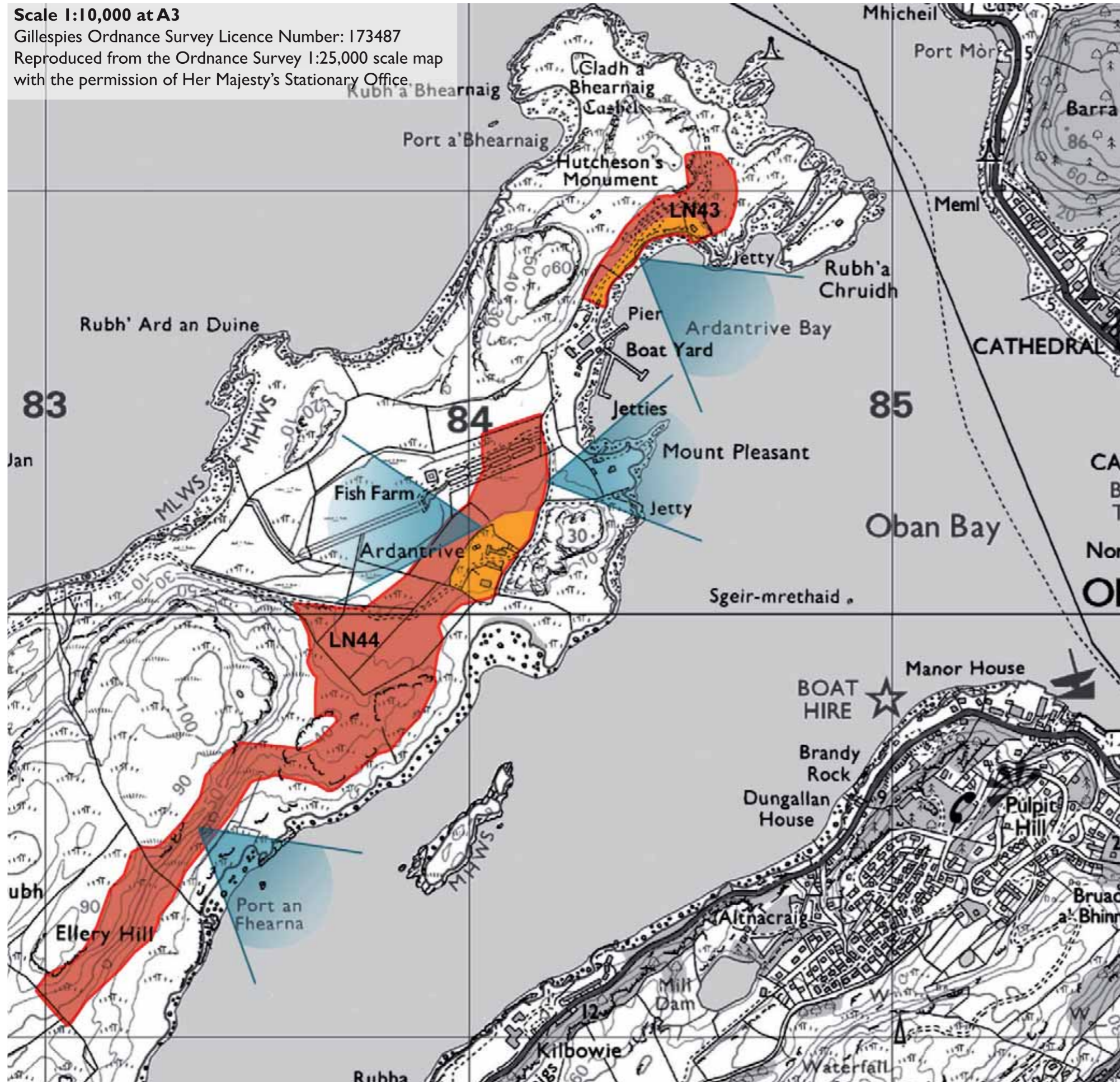
LN42- View north west across fields, south west of Frackersaig



LN42- View north east to Rowan Tree Cottage

Scale 1:10,000 at A3

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LN43 KERRERA : HUTCHESONS MONUMENT

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Upland LCT.

This small site is located at the northern end of Kerrera and arcs around Ardantrive Bay. The northern boundary of the site is 30m contour; its southern boundary is the shoreline. There is one dwelling within the ROA, and one access track which bisects the site.

The site has panoramic views of Oban Bay

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- There is potential to absorb some development around the bay where it will be read as part of the existing marina development.

Areas not recommended for development (Red Areas)

- Development is not recommended in the open areas of the site where it will be visible from Oban.

LN44 KERRERA : ARDANTRIVE

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Upland LCT.

This linear site is located to the south of Ardantrive Bay and runs south westerly from the low lying land at the fish farm, along the eastern coast of Kerrera, encompassing the farmstead at Ardantrive and rising to 80m AOD at Ellery Hill.

Much of the land in the northern part of the site is low lying, comprising boggy grazing land and a fish farm. To the south, the site comprises steeply sloping land with some small areas of scrubby tree planting.

There are panoramic views of Oban Bay from the northern part of the site. There are also views south west from this point across the site to the sea.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- Development would be possible around Ardantrive Farm, as the rising land to the east would allow development to be tucked in to the landscape.

Areas not recommended for development (Red Areas)

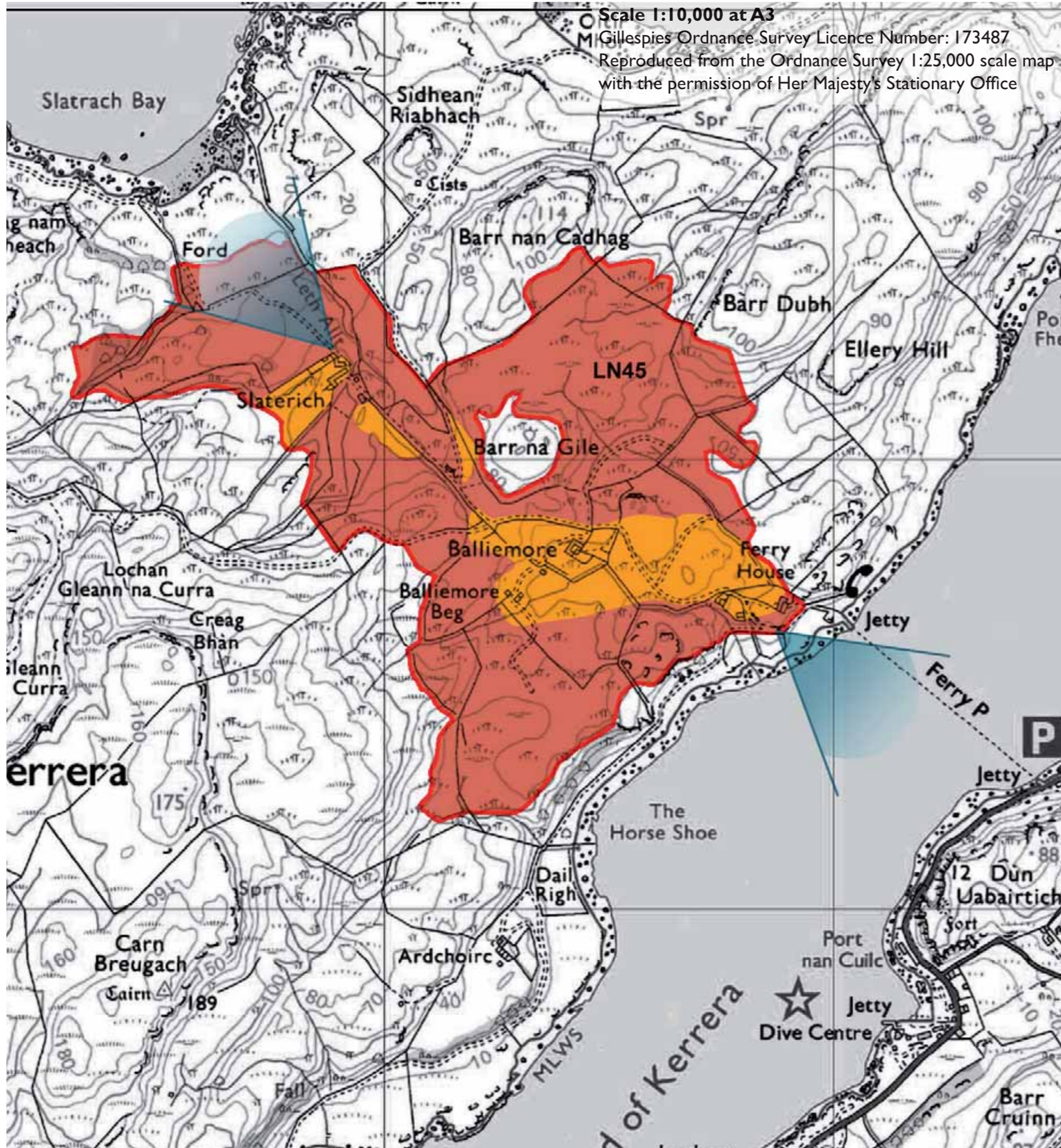
- The steeply sloping land to the south should not be developed as it would require significant earthworks
- Open fields should not be developed as they do not have a landscape structure into which development could be anchored.



LN43- View north to site from south side of Ardantrive Bay



LN44- Farmstead at Ardantrive



LN45 KERRERA : BALLIEMORE

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Upland LCT.

This site is located in the centre of Kerrera and encompasses a number of dwellings; Ferry House at the east, the farms of Balliemore and Balliemore Beg in the center and Slaterich to the north.

The site is undulating and rocky in places, rising to 80m AOD at Barr na Gile and is dissected by many streams. It is quite open with limited tree cover. A number of access tracks run through the site.

There are panoramic views from north of Ferry House across the Sound of Kerrera to the mainland. There are also views from south of Barr na Gile northwest to Slatrach Bay.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to absorb development (Orange Areas)

- Development is possible in numerous areas of the ROA. Around the existing cluster at Ferry House, there are some sheltered areas which could accommodate development, providing that it is set against landform and associated with new tree planting
- Around the farmsteads Balliemore and Balliemore Beg the landform is undulating and could support a number of dwellings
- There is potential to absorb development around the farm at Slaterich. This should be tucked in behind the existing tree belt. There is also scope to develop alongside the access track to Slaterich, this should only be considered in existing flat land where extensive ground modelling will not be required.
- There is scope to develop to the west of Barr na Gile. Development here should be tucked up against the existing landform to anchor it in the landscape.

Areas not recommended for development (Red Areas)

- Development is not recommended in open areas which would be visible in the wider landscape as this would change the unsettled character of the landscape
- Development is not recommended along the southern side of the ROA as this will be visible from the mainland, changing the landscape character of the area.



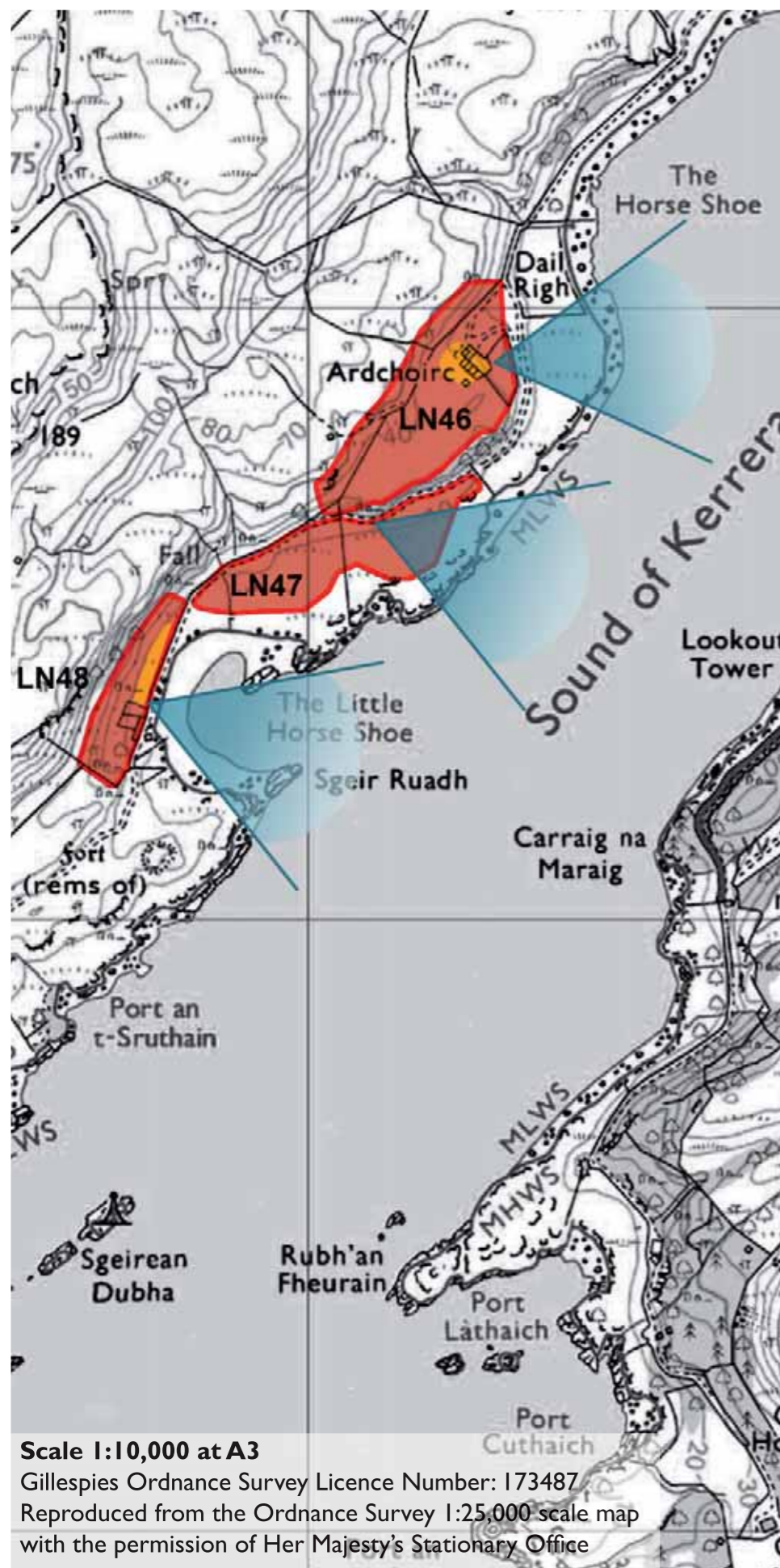
LN45-View southeast towards Ferry House



LN45-View southwest to Ballimore Beg



LN45-View to Slaterich southwest from access track



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LN46 KERRERA : ARDCHOIRC

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Upland LCT.

This site is located in the centre of Kerrera and encompasses the farmstead of Ardchoirc. It is bounded on the east by the access track and an area of deciduous woodland and on the west by the 40m contour.

The site has a relatively flat and featureless central plateau, comprising rough grazing land which is bounded by steep land on its southern edge.

There are panoramic views from the site to the mainland. The site is also highly visible from the mainland.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- Small scale development would be possible around Ardchoirc, as this would be seen as part of a cluster.

Areas not recommended for development (Red Areas)

- Development is not recommended for much of the site as it is too exposed and does not possess any landscape features to anchor development to.

LN47 KERRERA : SOUTH OF ARDCHOIRC

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Upland LCT.

This site is located in the centre of Kerrera and bounded on its northern edge by an access track. The site is low lying and slopes gently down to the bay of The Little Horse Shoe. It is predominately boggy land, without any tree cover. One stream dissects the site, at its western end.

There are no dwellings within the site. There are panoramic views from the site across the Sound of Kerrera. The site is also highly visible from the mainland.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Absorb Development

None

Areas not recommended for development (Red Areas)

- Development is not recommended in any area of this small site. Any development would be highly visible within the wider landscape and would compromise the landscape character of the bay of The Little Horseshoe. There are no landscape features within the site to anchor development to, and introducing tree planting to screen development would alter the existing open foreshore landscape.

LN48 KERRERA : THE LITTLE HORSE SHOE

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Upland LCT.

This site is located to the west of the access track and encompasses a row of three small cottages set back against steeply sloping land around the bay of The Little Horse Shoe.

The site comprises boggy land and scrub trees.

There are panoramic views of the mainland framed by the bay of The Little Horsehoe.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to absorb development (Orange Areas)

- There is potential to develop alongside the access track to the north of the existing cottages. Development here should be of the same scale and orientation as the existing.

Areas not recommended for development (Red Areas)

- Development is not recommended on the rising land behind the existing cottages as this does not fit with the existing development pattern.



LN46- View towards Ardchoirc from the north



LN47- View east across the site

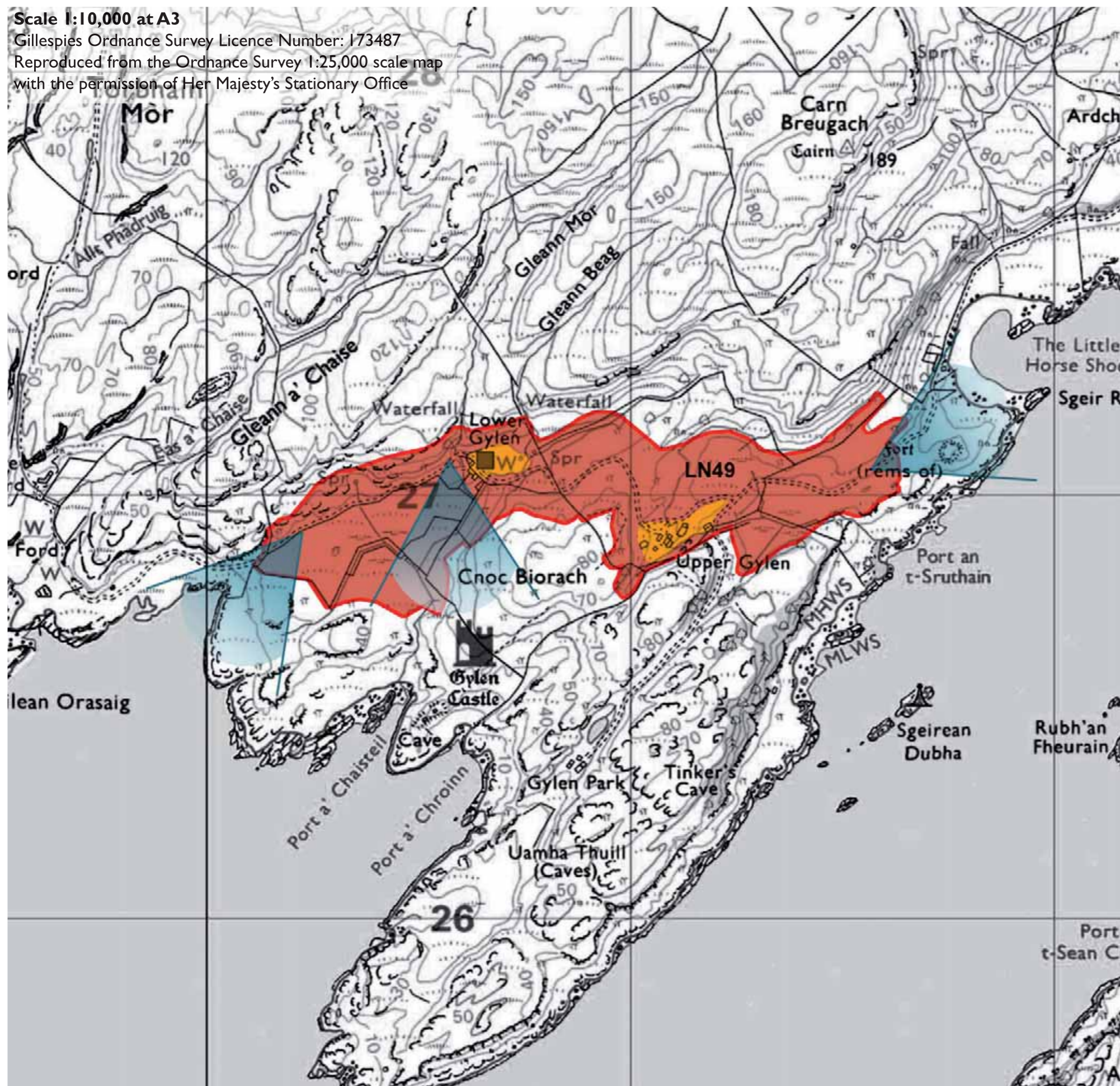


LN48- Looking across the bay of The Little Horshoe to the site

Scale 1:10,000 at A3

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LN49 KERRERA : GYLEN

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Upland LCT.

This site is located in the south of Kerrera and contains two dwellings at Gylen and Upper Gylen. It comprises boggy land in lower areas rising to a height of 60m AOD through rough, open undulating land. The site is dissected by a number of streams and irrigation ditches. At the western end of the site, at Lower Gylen, there is an area of low lying bogland.

There is a farmstead at Upper Gylen and a cottage and bunkhouse at Lower Gylen.

There are framed views of the mainland across the Sound of Kerrera at the eastern end of the site. At the western end there are uninterrupted views to Gylen Castle and the sea.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- Development would be possible around Lower Gylen and Upper Gylen as both these sites have significant landform to tuck development into and do not form part of a wider view.

Areas not recommended for development (Red Areas)

- The flat land to the west of Lower Gylen should not be developed as this would compromise the setting of Gylen Castle
- The open, featureless terrain in the centre of the ROA and to the east of Upper Gylen should not be developed as there isn't the necessary landscape structure to enable development to be discreetly sited.



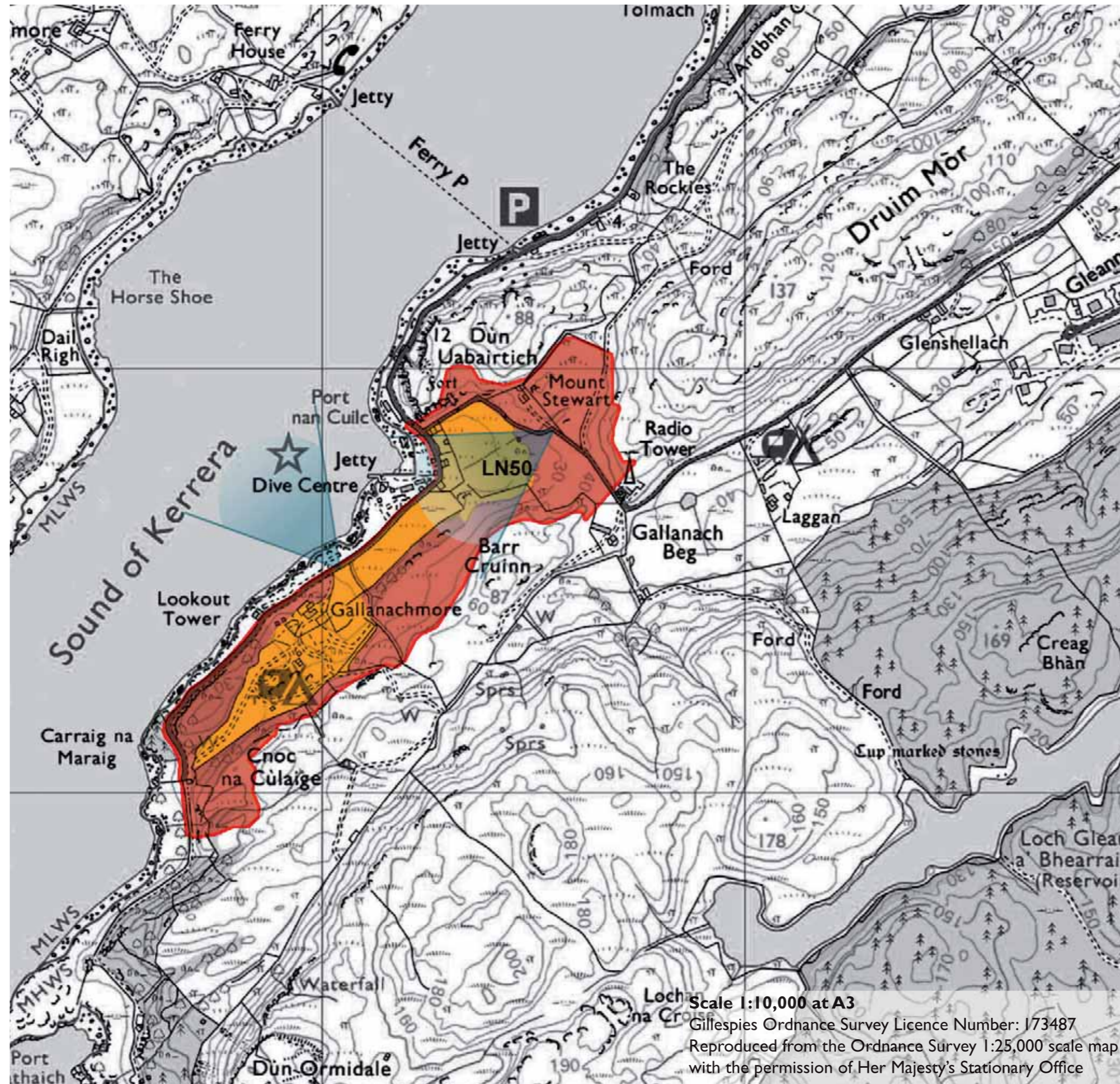
LN49- Undulating land at the eastern end of the site



LN49-View south to Upper Gylen



LN49-View to Gylen Castle



LN50 GALLANACHMORE

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Upland LCT.

This site is located on the coast of the Sound of Kerrera. It encompasses a number of dwellings. To the north there is a house at Mount Stewart and a number of dwellings around the bay. To the south there is a house at Gallanachmore and a static caravan site.

The site is a mosaic of low lying bogland, undulating moorland and areas of deciduous woodland. There is also a steeply sloping area at the southern area of the ROA.

From the road south of Mount Stewart there are long views to Kerrera, there are also views from Gallanachmore northwest to Kerrera.

Scenic Quality

Low

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to absorb development (Orange Areas)

- Development would be possible in the low lying areas alongside the road and in the area south west of Mount Stewart. All development should be associated with new tree planting.
- Development is possible within the caravan site, but any new development should be associated with new tree planting to provide a landscape structure to the site, which features in long views from Kerrera.

Areas not recommended for development (Red Areas)

- Development is not recommended in areas above the 20m contour where there is currently no development as this would be highly visible and would change the character of the landscape.



LN50-View southwest from the road below Mount Stewart



LN50-View northeast from Gallanachmore across the site to Mount Stewart